

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (CLARK FORD, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 08-23-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (CLARK FORD, APPLICANT); OR
2. **DENY** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (CLARK FORD, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: CLARK FORD LOCATION: 302 MOFFAT LOOP ZONING: DUNHILL PHASE I PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
BACKGROUND/ REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A SCREEN ROOM ADDITION THAT WOULD ENCROACH 15 FEET INTO THE MINIMUM 20 FOOT REAR YARD SETBACK; THE AFOREMENTIONED REAR YARD SETBACK VARIANCE FROM 20 FEET TO 5 FEET IS THEREBY REQUESTED. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.
STAFF FINDINGS	THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> • NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY OR PROPOSED SCREEN ROOM ADDITION HAVE BEEN DEMONSTRATED. • BECAUSE OF THE SIZE OF THE LOT AND HOUSE, A

	<p>SCREEN ROOM COULD NOT BE BUILT TO COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS. HOWEVER, REASONABLE USE OF THE PROPERTY IS STILL PROVIDED.</p> <ul style="list-style-type: none">• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE DUNHILL PHASE I PUD DISTRICT.
STAFF RECOMMENDATION	<p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUEST. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED SCREEN ROOM ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 21,22

TWP: 21

RNG: 31

DEVELOPMENT:		Dunhill Phase 1				DEVELOPER:		Mason Homes						
LOCATION:		S side of Red Bug Lake Road, W of SR 434												
FILE#:				BA:				SP:				BCC: 02/10/87		
P&Z:														
PB	40	PG	11-13	Lot		Blk		Parcel		DBA		Comm Dist		
DEVEL. ORDER #:						TAX PAR. I.D. #:								
SIDEWALKS: 5' sidewalk is required on SR 434. Sidewalks both sides						SETBACK REQUIREMENTS								
						FY: 20'	SIDE ST.:		SY: 2 & 8*	RY: 20'				
ROAD TYPE: (CURB & GUTTER OR SWALE)						MAIN STRUCTURE OTHER: *10' minimum between buildings. Min House size: 900 sq. ft.								
COMMENTS OTHER: *Intersection Improvements: Left and right turn lanes are required at entrance on SR 434. **Access Rights: Dedicate to Seminole County. Not flood prone.						ACCESSORY STRUCTURE SETBACKS:								
						SY:	same as main structure				RY: 5'			
						ACCESSORY STRUCTURE OTHER:								

IMPACT FEES	
SCREEN:	Ordinance
TRAFFIC ZONE:	75-N
LAND USE:	3
1. ROAD-CO. WIDE	V-394.00
2. ROAD-COLL.	V-91.00
3. LIBRARY	V-25.00
4. FIRE	V-150.00
5. PARK	C-25.00
6. SCHOOL	V-300.00
7. LAW	C-50.00
8. DRAINAGE	
TOTAL	\$1,035.00
REMARKS: Must show setbacks of prior lots that were built on.	

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED

JUN 30 2004

APPL. NO. BV2004-119

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

☒ **VARIANCE**

Screen room / REAR yard Set back VARIANCE
FROM 20' to 10' FOR A PROPOSED SCREEN ROOM WITH
SOLID ROOF.

☐ **SPECIAL EXCEPTION**

☐ **MOBILE HOME SPECIAL EXCEPTION**

☐ **EXISTING** ☐ **PROPOSED** ☐ **REPLACEMENT**

MOBILE HOME IS FOR

YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____

ANTICIPATED TIME MOBILE HOME IS NEEDED _____

PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN _____

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT*
NAME	Clark Ford	Florida Extensors
ADDRESS	302 Moffat Loop Driedo, FL 32765	2565 Park Dr Sanford, FL 32773
PHONE 1	(407) 365-5239	407-322-3545
PHONE 2	(407) (321) 861-3213	(Nicole)
E-MAIL		

PROJECT NAME: Screen room

SITE ADDRESS: 302 Moffat Loop Driedo, FL 32765

CURRENT USE OF PROPERTY: Single family Residence

LEGAL DESCRIPTION: Leg lot 105 Dubhill Unit 1 PB 40 pg. 11-13

SIZE OF PROPERTY: 105' x 89' acre(s) PARCEL I.D. 21-21-31-5KL-0000-1050

UTILITIES: ☒ **WATER** ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ **YES** ☐ **NO**

This request will be considered at the Board of Adjustment regular meeting on 08/23/04
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Clark D. Ford
SIGNATURE OF OWNER OR AGENT*

6/29/04
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

I:\pl\projects\boa\master forms & lists\boa applications\boa application.doc

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: 150 COMMISSION DISTRICT 1 FLU/ZONING PD/PUD
 LOCATION FURTHER DESCRIBED AS ON THE SOUTH SIDE OF MOFFIT LOOP
AT THE INTERSECTION OF CANTON LN

PLANNER VB

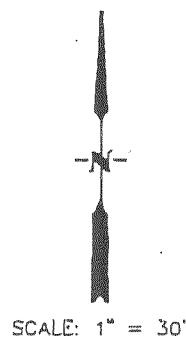
DATE 7/1/04 (logelate)

SUFFICIENCY COMMENTS

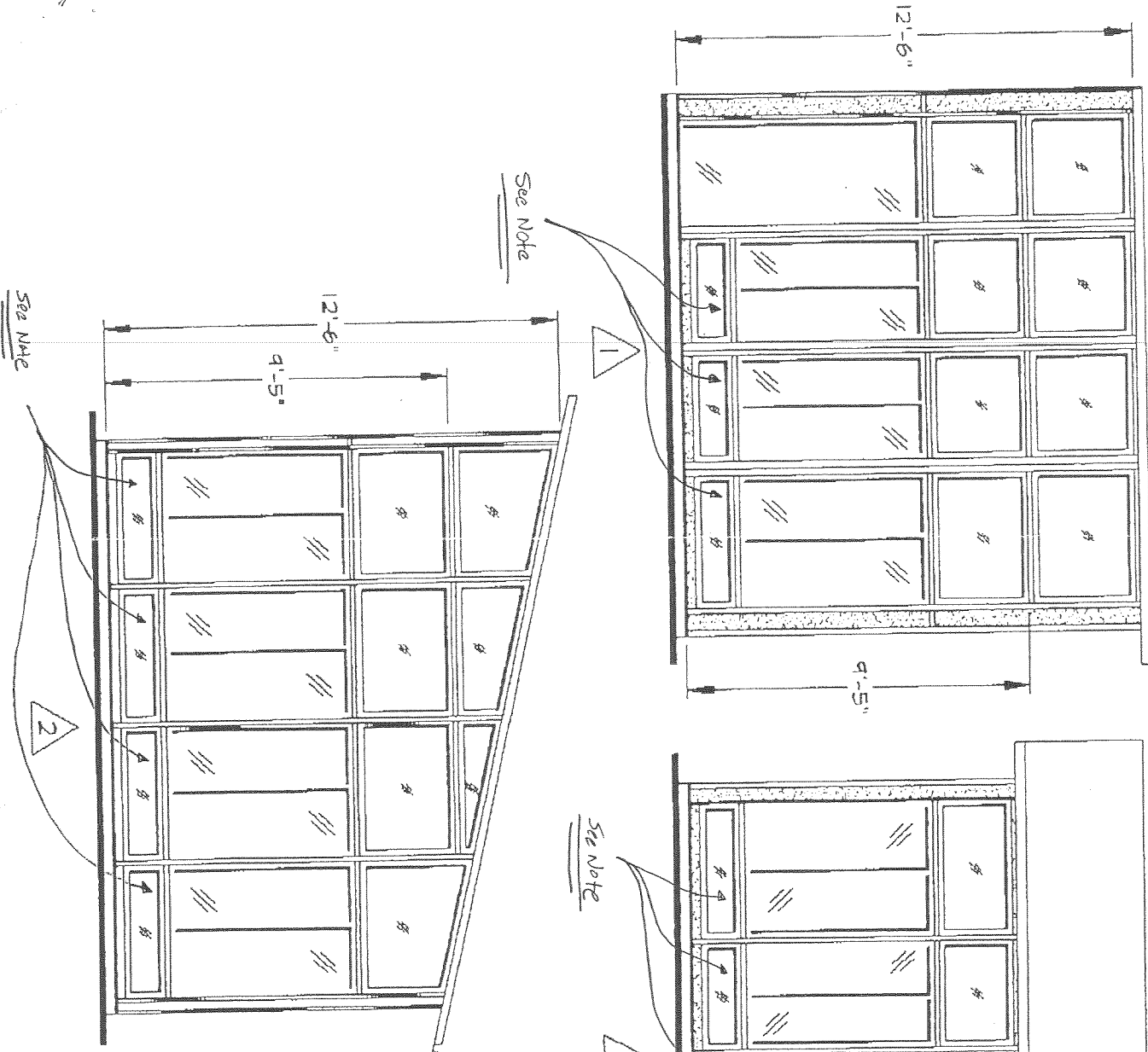
DESCRIPTION (As Furnished)

LOT 105, DUNHILL UNIT 1, according to the plat thereof as recorded
in Plat Book 40, Pages 11-13 of the Public Records of Seminole County, Florida.

LOT 105, DUNHILL UNIT 1, according to the plat thereof as recorded
in Plat Book 40, Pages 11-13 of the Public Records of Seminole County, Florida.



NOT PLATTED
per Plat



Note: these panels need
to be solid panels
as per discussion with
Eric.

DEALER: FLOR-EXT 04W7117 PH. ()
D, CLARK
302 MOFFAT LOOP
OMEDO, FL 32765
DRAWN BY: CHERYL BEDRA DATE: 06/07/04 SCALE: .

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-5409

ROBERT A. WALZ, PE
20400 HALL RD
CLINTON TWP, MI 48038
(877) 218-8366 X287
LIC # PE-0040456

DUNHILL HOMEOWNERS ASSN., INC.
52 E SOUTH STREET
ORLANDO FL 32801-3396
407-425-4561

NOTICE OF APPROVAL
DUNHILL HOMEOWNERS ASSN., INC.

June 21, 2004

CLARK D & IDA F FORD
302 MOFFAT LOOP
OVIEDO FL 32765

RE: 302 MOFFAT LOOP

Dear Owner:

Your Request for Architectural Change as been approved. Specifically, you have approval to proceed with the following:

15' x 16' Sunroom

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,
FOR THE BOARD OF DIRECTORS

Nancy J. Butterworth

Nancy J. Butterworth, LCAM
Community Association Manager
DUNHILL HOMEOWNERS ASSN., INC.

DUNHILL HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW BOARD APPLICATION
(REQUEST FOR MODIFICATION)

This is a request form to be completed by the homeowner and submitted to the Dunhill Architectural Review Board for approval BEFORE any work commences. Please refer to your Declaration of Covenants and Restrictions for a detailed description of the Architectural Review Board and its purpose.

The following is to be completed by the homeowner:

NAME Clark & Ida Ford

ADDRESS 302 Moffat Loop

PHONE # HOME 407-365-5239 WORK _____

DESCRIBE THE CHANGE (i.e. fence installation, repaint exterior, porch, pool, etc)

Sunroom 15x16

LOCATION (attach a copy of a plot plan showing where the addition, such as a fence, porch, etc. is located)

SPECIFICATIONS (attach copies of plans or pictures and describe the following)

Dimensions _____

Materials _____

Color (applications received without paint chip samples will be denied until samples are provided)

NOTE: All requests must conform to the local zoning and building regulations and you must obtain all necessary permits if your request is approved by the Architectural Review Board


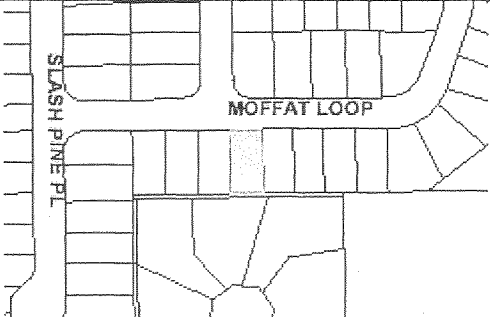

Architectural Review Board will complete:

Request: DATE APPROVED 9/11/04 DATE DENIED _____ DATE INCOMPLETE _____

COMMENTS [Signature]

PLEASE NOTE THAT ALL APPLICATIONS ARE VALID FOR SIX (6) MONTHS AFTER APPROVAL. DURING THAT TIME, ONCE THE WORK REQUESTED HAS BEGUN, ALL WORK IS TO BE COMPLETED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF THE PROJECT. A COPY OF THE ARCHITECTURAL REVIEW BOARD APPROVAL IS TO BE CLEARLY POSTED WHILE THE WORK IS DONE.

PLEASE SEE SIDE 2 - PROCEDURES FOR APPROVAL, SIGN AND DATE THIS FORM

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ Back ▶																																																		
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																																							
GENERAL Parcel Id: 21-21-31-5KL-0000-1050 Tax District: 01-TX DIST 1 - COUNTY Owner: FORD CLARK D & IDA F Exemptions: 00-HOMESTEAD Address: 302 MOFFAT LOOP City,State,ZipCode: OVIEDO FL 32765 Property Address: 302 MOFFAT LOOP OVIEDO 32765 Subdivision Name: DUNHILL UNIT 1 Dor: 01-SINGLE FAMILY				2004 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$127,606 Depreciated EXFT Value: \$3,099 Land Value (Market): \$22,000 Land Value Ag: \$0 Just/Market Value: \$152,705 Assessed Value (SOH): \$128,915 Exempt Value: \$25,000 Taxable Value: \$103,915																																																			
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/2001</td> <td>04107</td> <td>1179</td> <td>\$124,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1995</td> <td>02992</td> <td>1088</td> <td>\$107,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1991</td> <td>02267</td> <td>1867</td> <td>\$106,600</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/2001	04107	1179	\$124,500	Improved	WARRANTY DEED	10/1995	02992	1088	\$107,500	Improved	WARRANTY DEED	02/1991	02267	1867	\$106,600	Improved	2003 VALUE SUMMARY Tax Value(without SOH): \$2,034 2003 Tax Bill Amount: \$1,740 Savings Due To SOH: \$294 2003 Taxable Value: \$101,511 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																											
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																							

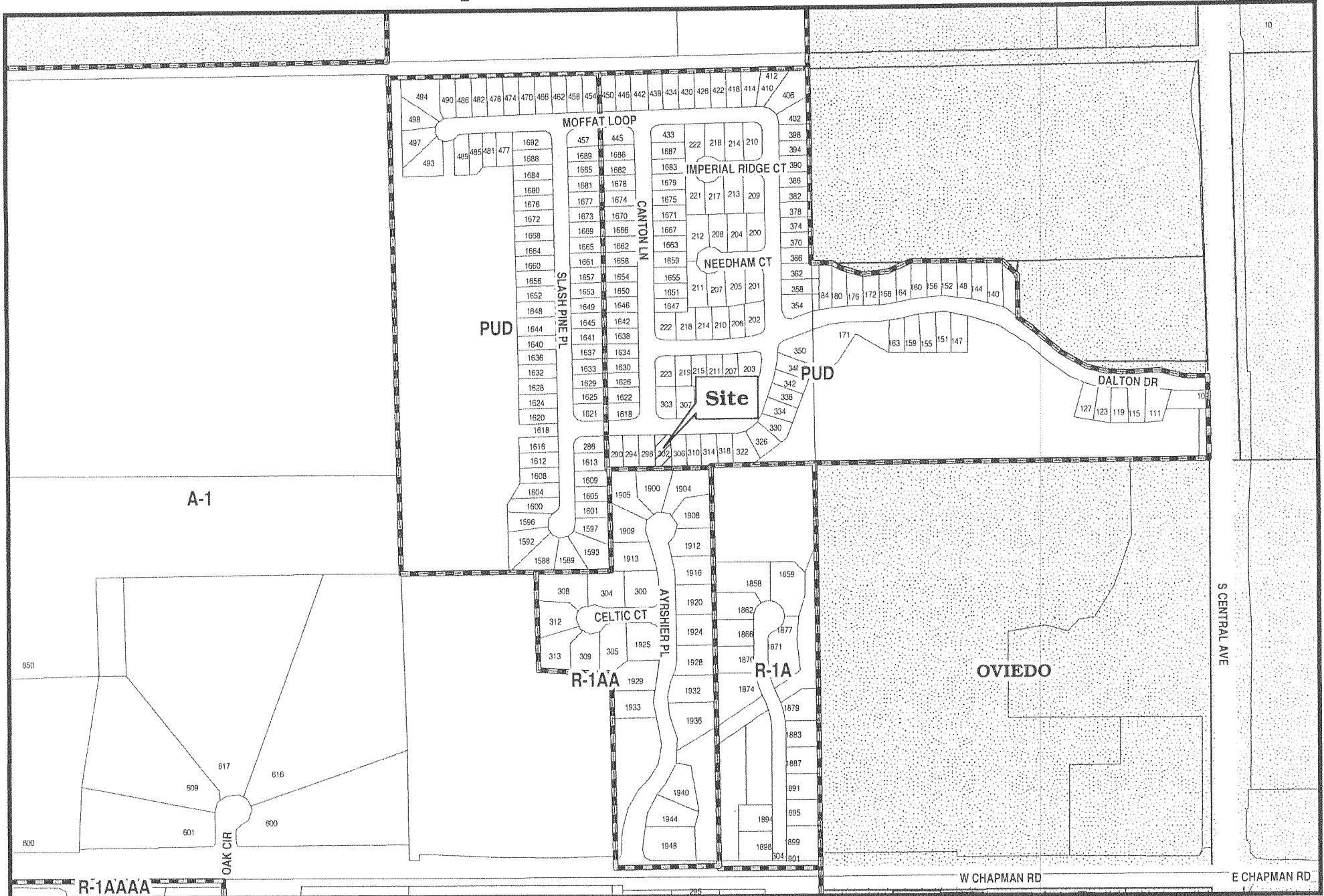
BACK

PROPERTY APPRAISER
HOME PAGE

CONTACT

RD/PUD

Clark Ford 302 Moffat Loop



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 105 DUNHILL UNIT 1 PB 40 PGS 11 TO 13

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: CLARK FORD
302 MOFFAT LOOP
OVIEDO, FL 32765

Project Name: MOFFAT LOOP (302)

Requested Development Approval:

1. REAR YARD SETBACK VARIANCE FROM 20 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE DUNHILL PHASE I PUD (PLANNED UNIT DEVELOPMENT DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the proposed screen room addition as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: